

M 32004

**THIS INSTRUMENT PREPARED BY:**

John B. Davis, Jr.  
1031 South 21st Street  
Birmingham, AL 35205

**SEND TAX NOTICE TO:**

Precision Homebuilders, Inc.  
P.O. Box 381566  
B, HAM, AL 35238

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eighty-One  
Thousand Nine Hundred ----- and No/100 Dollars (\$ 81,900.00 )  
and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC,  
an Alabama limited liability company ("Grantor"), by Precision Homebuilders, Inc.  
("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these  
presents, grant, bargain, sell and convey unto the Grantee the following described real estate  
situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot s 140 & 159, according to the Survey of Forest Parks - 1st Sector, as recorded in  
Map Book 22, Page 28 A, B & C, and Instrument No. 1997-02751, in the Probate  
Office of Shelby County, Alabama. \$81,900.00 OF THE PURCHASE PRICE RECITED  
ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY  
HEREWITH.

**SUBJECT TO:** (1) Current taxes; (2) Easements, restrictions and exceptions as  
shown on the Record Map of Forest Parks, 1st Sector; (3) Easement for Alabama  
Power Company recorded in Volume 236, at Page 829, in the Probate Office of  
Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company  
by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210;  
Volume 126, at Page 191; Volume 126, at Page 192; Volume 126, at Page 323;  
and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama;  
(5) Title to all mineral within and underlying the premises, together with all mining  
rights and other rights, privileges, and immunities relating thereto, together with  
any release of liability for injury or damage to persons or property as a result of  
the exercise of such rights as recorded in Volume 53, at Page 262, in the Probate  
Office of Shelby County, Alabama; (6) Covenants and Restrictions as set out in  
Instrument No. 1997-02752.

**TO HAVE AND TO HOLD** to the Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the

11th day of March, 1997.

**WITNESS:**

*Robert E. Lee*

Forest Parks, LLC, an Alabama limited liability  
company

By:

*John B. Davis, Jr.*  
John B. Davis, Jr., as its Manager

03/18/1997-08227  
08:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 12.00

*Jefferson Title*

Inst # 1997-08227

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Forest Parks, LLC.

Given under my hand and official seal this 11<sup>th</sup> day of March, 1997.

  
Notary Public

My commission expires: \_\_\_\_\_

**MY COMMISSION EXPIRES MARCH 18, 2000**

Inst # 1997-08227

03/18/1997-08227  
08:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 12.00